Case Study

INEX>WEATHERBOARD™ for affordable Bushfire Construction

PROJECTS: **Replacement Dwellings in a BAL-FZ Zone**

WHEN: **April 2015**

PRODUCT: **INEX>WEATHERBOARD on a timber frame**

BUILDER: **A Grade Constructions**

When Ian Gough of A Grade Constructions was approached to build two new dwellings in the Blue Mountains suburb of Winmalee, NSW he was advised that they had to be built in accordance with the Australian Standard *AS 3959-2009 for Construction of buildings in bushfire-prone areas.* The two previous houses were destroyed by the October 2013 Blue Mountains fires and both of the sites were assessed to be Bushfire Attack Level – Flame Zone (BAL-FZ). BAL-FZ is the most extreme zone within the standard. Amongst a number of requirements is for the external walls to meet BAL-FZ certification, which is equal to an FRL of 30/30/30. The owners of both dwellings wanted to retain the previous weatherboard finish to their new homes. After researching the options for weatherboard walls to BAL-FZ construction Ian Gough selected **INEX>WEATHERBOARD**™ because it represented the best and most affordable solution. To meet BAL-FZ other weatherboard profiles in the market require for the wall to be clad first with a fire resistant plasterboard, which is then over clad with the weatherboard, preferably with battens to provide a cavity to protect the plasterboard.

INEX>WEATHERBOARD™ does not need any fire rated plasterboard to achieve BAL-FZ (or even an FRL of 60/60/60, which is twice the requirement of BAL-FZ). It can be fixed directly to the timber or steel frame and with its interlocking profile, once the lowest board is fixed the rest simply self-level on top.

A SAVING OF $15,000 PER HOME

Each new house required 250m^2 of weatherboard and Ian Gough estimates that his build cost was reduced by about $15,000 for each home by using **INEX>WEATHERBOARD**™ in lieu of other weatherboard alternatives. This represents about $60/m^2 and is based on the cost of the supply + fix of the fire rated plasterboard, together with the timber battens and other flashings – all of which were not required with the **INEX>WEATHERBOARD**™ system.

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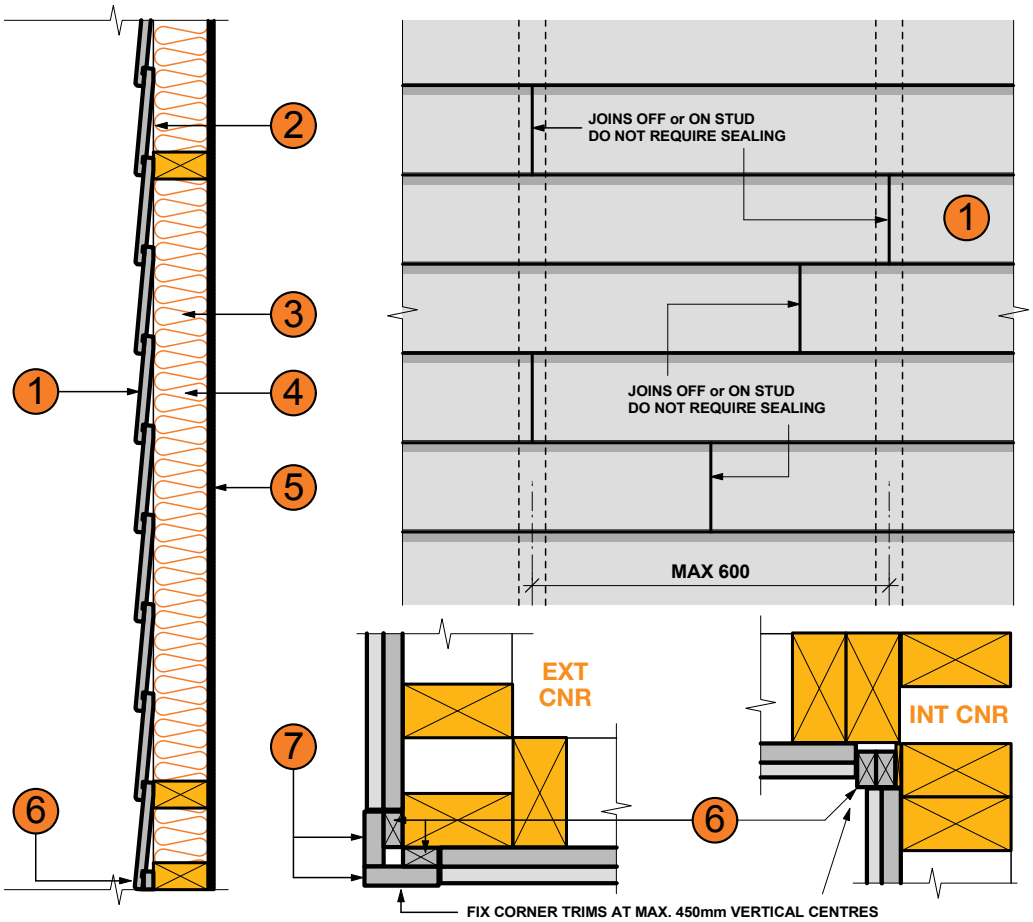
INEX>WEATHERBOARD™ is fixed straight onto the frame and still delivers BAL-FZ or FRL 60/60/60. With its tongue and grooved ends it can be off stud joined without the need for any fire sealant and once the lowest board is fixed all the other boards self-level onto the one below (see photo above).



INEX>WEATHERBOARD™ is priced competitively with other comparable 16mm thick weatherboard products.

1. **INEX>WEATHERBOARD 204 or 180**
2. **ANY SARKING OR BUILDING PAPER**
3. **TIMBER STUD FRAME**
4. **MIN. R2.5 GLASSWOOL OR ROCKWOOL**
5. **10mm PLASTERBOARD OR SIMILAR**
6. **INEX>STARTERTRIM**
7. **MITRED OR BUTT JOINED CUT INEX** *(TRIM FROM WEATHERBOARD)*

Note: Refer also to **INEX>WEATHERBOARD** Technical Sheet for Fixing Details

UBIQ provided A Grade Constructions with all the necessary documents for BAL-FZ compliance and construction detailing and both houses are now substantially completed. When asked if there were any problems Ian Gough commented *'Nothing serious that I couldn't solve when working with a new product'.*

INEX>WEATHERBOARD™ is available in 2 sizes; 180mm for a 150mm coverage and 204mm for a 172mm coverage.
INEX>WEATHERBOARD™ is available with a smooth finish for paint applications, or with a rough surface for a timber stained application.
Refer to the Coatings Section at www.ubiq.com.au for further details of coating.

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